Jonathan Rioux - Re: 522 Congress St.

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 08/13/13

From: Charles Young <cyoung@rrennerarchitects.com>
To: "Jonathan Rioux" <JRIOUX@portlandmaine.gov>
Date: 8/7/2013 3:24 PM
Subject: Re: 522 Congress St.
CC: Tom Carey <tcarey@wright-ryan.com>
Attachments: MECA BLDG SECTION.pdf

John,
Sorry for my misunderstanding about your request.
I did research the building data and found that the average top of building height is correct as best we know it to be per the previously submitted cover sheet. Your concern was about high rise buildings so I checked the IBC definition and here's what I found:
"HIGH-RISE BUILDING. A building with an occupied floor located more than 75 feet (22 860 mm) above the lowest level of fire department vehicle access."
The highest occupied floor at MECA is the 5th floor at approx. 60'-8" above Free Street. See the attached building section for an illustration of this height.
The height increase for fully sprinklered buildings allows the code limit of 65 ft. to be increased by twenty ft. so the existing average hgt. of 80 ft. shown on our cover sheet is within the allowed hgt..

Please let me know if you have any other questions or if there is anything else you need us to submit.

best regards,
Charles